



Good morning:

As the retained real estate broker for the United Independent School District ("UISD") for **Bid Number 2026-015**, I am pleased to present a unique investment opportunity for your consideration: Las Blancas, consisting of three tracts totaling approximately 20.0647 acres. Tract 1 consists of approximately 3.1305 acres; Tract 2 consists of approximately 16.8695 acres and Tract 3 consists of an approximate 0.647-acre undivided interest for road purposes. These parcels of land are strategically located in a rapidly developing corridor offering strong commercial growth and excellent accessibility.

This property is being offered through a **sealed bid process**, allowing qualified buyers to submit their highest and best offers in accordance with the following guidelines:

OFFERING PROCESS & GUIDELINES:

- **Bid information and required forms are part of the Bid Package.** The required forms must be completed for a sealed bid to be considered by UISD. The Bid Package may be obtained through the online EBID system via the UISD Purchasing Department at www.uisd.net/ebid. Questions regarding the process for obtaining and submitting a Bid Package may be submitted to www.purchasing@uisd.net. Completed Bid Package must be submitted through the UISD EBID System to be considered.
- **Bid Submission Deadline:** All sealed bids must be submitted through the UISD EBID system no later than **August 14, 2026 by 2:00 p.m. Central Time.**
- **Submission Requirements are contained in the Bid Package.**
- **Format:** Bids must be submitted through the UISD EBID System with the subject line: ***"Las Blancas 20.0647 Acre Tract Bid Number 2026-015."***
- **Selection Process:** Bids shall be reviewed by the UISD administration and must be approved by the UISD Board of Trustees prior to the award. UISD reserves the right to reject any or all bids.

PROPERTY INFORMATION PACKAGE AND HIGHLIGHTS:

Attached you will find detailed materials including aerial views, drone photography, location maps, and highlights of surrounding development, illustrating the following:

- Prime location with strong visibility and excellent access
- Surrounded by established and expanding commercial development
- Ideal for retail, mixed-use, industrial or long-term investment hold
- Significant growth potential in the immediate area

I would be happy to coordinate a site visit or provide additional information upon request.

This represents an excellent opportunity to acquire a premier tract in a high-demand market, and we encourage your participation in this competitive offering process.

Please do not hesitate to contact me directly with any questions or to discuss this opportunity further.

Warmest regards

A handwritten signature in blue ink, reading "Lula Morales", is written over a horizontal line.

Lula Morales
Real Estate Broker

IN THE HEART OF LAREDO'S HWY 359 RETAIL CORRIDOR

359
TEXAS

← Hwy 359 →

20 Acres

20
ACRESTwo-Tract Assemblage · Camino Nuevo & State
Hwy 359

20

TOTAL ACRES

2

PARCELS COMBINED

±900'

CAMINO NUEVO
FRONTAGE

15+

RETAIL ANCHORS
WITHIN 5 MI

Twenty acres at the doorstep of La Pulga Blanca. A two-tract assemblage — Tract 6 (16.87 AC) and the adjoining 3.13-AC Lot 2, Block 1 — fronting Camino Nuevo at State Highway 359 on Laredo's south side. The site sits inside an established retail corridor anchored by Walmart, Target, Burlington and a dense cluster of national brands at Loop 20, and shares boundaries with La Pulga Blanca Flea Market and the Webb County Youth Village.

FLEA MARKET ADJACENCY

Sharing a boundary with La Pulga Blanca — built-in weekend traffic

DUAL HIGHWAY ACCESS

State Hwy 359 frontage with Loop 20 a short drive east

DEVELOPMENT READY

Level, mostly cleared brush — minimal site work required

TWO-TRACT ASSEMBLAGE

16.87 AC + 3.13 AC presented as a single 20-acre offering

Lula Morales

Lula Morales Realty, Inc.

956-724-9094 · 956-206-9094 · lulaemorales@aol.com

CLOSED BID SALE

OFFERED BY UISD

◆ THE COMMERCIAL CORRIDOR YOU'RE ENTERING ◆

The property sits on the eastern end of a roughly five-mile retail strip anchored at Loop 20 by national brands — Walmart, Target, Burlington — and lined with regional retail, fuel, and quick-service operators all the way to the subject site.



◆ COMMERCIAL CORRIDOR MAP

Hwy 359 • Loop 20 • Camino Nuevo
Imagery © Google Earth • Airbus

◆ HWY 359 - ESTABLISHED RETAIL SPINE

3

NATIONAL RETAIL
ANCHORS AT LOOP 20

15+

RETAIL & SERVICE
BUSINESSES ON
CORRIDOR

~5 mi

RETAIL FRONTAGE
LOOP 20 TO SITE

7 day

WEEKLY OPERATION
W/ WEEKEND SURGE

This is the southside retail corridor. Your property sits at its eastern gateway.

◆ THE 20-ACRE TRACT FROM ABOVE ◆

A top-down view of the assemblage — Tract 6 (16.87 AC) and the adjoining 3.13-AC Lot 2, Block 1 — with Camino Nuevo on the south, La Pulga Blanca to the west, and the Webb County Youth Village immediately below.



◆ SITE PLAN · BOTH PARCELS OUTLINED

Imagery © Google Earth · Airbus
Boundary lines overlaid for reference only

◆ PARCEL GEOMETRY & ADJACENCIES

16.87

TRACT 6 · AC
MAIN PARCEL

3.13

LOT 2, BLK 1 · AC
ADJOINING PARCEL

±900'

STREET FRONTAGE
CAMINO NUEVO

2

DIRECT NEIGHBORS
FLEA MARKET +
YOUTH VILLAGE

Two parcels, one boundary, one offering

SPECIFICATIONS

Total Acreage	20 ± acres (Tract 6, 16.87 AC + Lot 2, Block 1, 3.13 AC)
Location	Camino Nuevo & State Hwy 359, Las Blancas Subdivision, Laredo, Webb County, TX
Coordinates	27.4883° N, 99.3392° W
Road Frontage	±900 ft along Camino Nuevo (southerly boundary)
Topography	Generally level, mostly cleared brush, ready for development
Subdivision Plats	Vol. 10, Pg. 91 & Vol. 25, Pg. 104 · Plat Records of Webb County, Texas
Survey of Record	Robert J. Gilpin, R.P.L.S. No. 5944 — April 28, 2011 · Gilpin Engineering Co.
Sale Type	Closed Bid Sale · Offered by United Independent School District (UISD)

STRATEGIC LOCATION

Adjacent	La Pulga Blanca Flea Market Shared boundary · weekend retail destination
Adjacent	Webb County Youth Village Institutional neighbor on the south side
≈7 mi	Loop 20 Retail Cluster Walmart, Target, Burlington and national anchors
≈8 mi	Laredo International Airport Regional passenger and cargo airport
≈10 mi	Interstate 35 North-south corridor to San Antonio
≈10 mi	Puente 2 · Juárez-Lincoln Bridge Downtown passenger crossing into Nuevo Laredo
≈11 mi	Mall del Norte / Downtown Laredo Primary retail district & city center
≈14 mi	World Trade Bridge Busiest commercial border crossing in N. America
≈29 mi	Colombia Solidarity Bridge Commercial crossing to Colombia, Nuevo León

POSSIBLE USES

Retail Pad Sites	Mixed-Use
Warehouse / Cross-Dock	Truck & RV Parking
Auto Services	Flea-Market Expansion
Self-Storage	Land Banking

WHY THIS SITE

CAPTIVE TRAFFIC

La Pulga Blanca operates as a weekend destination drawing thousands; the subject parcel sits at the doorstep with no buffer.

PAD READY

Mostly cleared with gentle terrain — minimal grading required before vertical construction can begin.

All information has been obtained from sources believed reliable but is not guaranteed. Prospective buyers should independently verify all dimensions, acreage, legal descriptions, zoning, utilities, and development potential. See following page for source citations. All offerings subject to prior sale, change, or withdrawal without notice.



Lula Morales

Lula Morales Realty, Inc.

Phone: 956-724-9094 · **Cell:** 956-206-9094 · **Email:** lulaemorales@aol.com



All property, legal, survey and adjacency data on Pages 1–4 is drawn from the recorded plat, the boundary survey of record, and on-the-ground verification of the surrounding retail corridor. Citations below correspond to specific claims made elsewhere in this flyer.

◆ PROPERTY • LEGAL & SURVEY

Parent Tract — 16.87 AC parcel

Out of Las Blancas Subdivision, Tract 6

PLAT RECORDS OF WEBB COUNTY, TEXAS

Volume 10, Page 91 • P.R.W.C.T.

Adjoining 3.13-AC parcel

Lot 2, Block 1, Las Blancas Subdivision Unit 2

PLAT RECORDS OF WEBB COUNTY, TEXAS

Volume 25, Page 104 • P.R.W.C.T.

Boundary survey & metes-and-bounds

16.87-acre tract • sealed survey of record

GILPIN ENGINEERING COMPANY

Robert J. Gilpin, R.P.L.S. No. 5944 — Survey dated April 28, 2011

Basis of bearings

GPS-derived grid bearings

USGS • NAD83 / NAVD88

Texas State Plane Zone 4205 (South) • Control Monument "CASA"

◆ ADJACENCY & CORRIDOR DATA

Adjacent businesses & Institutions

La Pulga Blanca, Webb County Youth Village, etc.

GOOGLE EARTH • GOOGLE PLACES

Verified May 2026 • imagery © Airbus

Hwy 359 retail anchors

Walmart, Target, Burlington, Stripes, Valero and 10+ others

GOOGLE PLACES API

Retailers identified along Hwy 359 between Loop 20 and the subject property

Distance estimates to landmarks

Driving distances; subject to route & conditions

GOOGLE MAPS / GOOGLE PLACES API

Calculated from 27.4883°N, 99.3392°W • May 2026

◆ METES & BOUNDS (16.87 AC)

- 01** N 00°26'21" W — **867.28 ft** from the SH 359 ROW along the common boundary of Lot 1 and Tract 7 to the Point of Beginning.
- 02** S 89°34'55" W — **451.83 ft** to the SE corner of Lot 2, Block 1.
- 03** N 00°24'12" W — **302.36 ft** to the NE corner of Lot 2.
- 04** S 89°35'48" W — **431.67 ft** to a point of deflection.
- 05** S 44°34'44" W — **28.28 ft** to the southwesterly corner hereof.
- 06** N 00°26'20" W — **681.97 ft** to the northwesterly corner hereof.
- 07** N 89°34'55" E — **903.31 ft** to the northeasterly corner hereof.
- 08** S 00°26'21" E — **964.45 ft** returning to the Point of Beginning. *Closes at 16.87 acres.*

INDEPENDENT VERIFICATION RECOMMENDED

All third-party data is presented in good faith from sources deemed reliable as of publication. Prospective buyers and their advisors are encouraged to independently verify all material facts through the cited sources, the Webb County Appraisal District, the recorded plat, the sealed survey of record, and the appropriate governmental authorities before making any investment decision.



Lula Morales

Lula Morales Realty, Inc.

Phone: 956-724-9094 • **Cell:** 956-206-9094 • **Email:** lulaemoraes@aol.com



EXHIBIT A

Legal Description:

Tract I:

Situated in Webb County, Texas and being THE SURFACE ONLY of Lot Number Two-A (2A), Block Number One (1), LAS BLANCAS SUBDIVISION UNIT 2, a subdivision situated in the City of Laredo as per Re-Plat filed in Volume 30, Pages 48-49, Webb County Plat Records.

Tract II:

Situated in Webb County, Texas and being a tract of land containing 16.8695 acres, more or less and being out of Tract Number Six (6) of LAS BLANCAS SUBDIVISION, a subdivision situated in the City of Laredo as per the Plat recorded in Volume 10, Page 91, Webb County Plat Records; said 16.86 acre tract being more particularly described by metes and bounds in the Special Warranty Deed to United Independent School District dated May 18, 2011, and recorded on December 15, 2011, in Volume 3187, Pages 470-482, of the Official Public Records of Webb County, Texas.

Tract III:

An UNDIVIDED ½ INTEREST: Situated in Webb County, Texas and being a tract of land containing 0.6470 acres, more or less, and being out of Tract Number Six (6) of LAS BLANCAS SUBDIVISION, a subdivision situated in the City of Laredo as per Plat recorded in Volume 10, Page 91, Webb County Plat Records; said 0.6470 acre tract being more particularly described by metes and bounds in the Special Warranty Deed to United Independent School District dated May 18, 2011, and recorded on December 15, 2011, in Volume 3187, Pages 470-482, of the Official Public Records of Webb County, Texas.

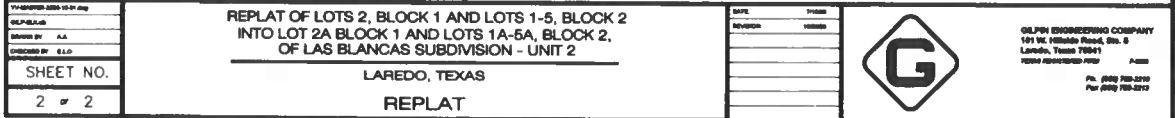


EXHIBIT C

April 25, 2011

STATE OF TEXAS*
COUNTY OF WEBB*
16.87 ACRE PARCEL

LEGAL DESCRIPTION OF A 16.87 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF LAS BLANCAS SUBDIVISION, TRACT 6, RECORDED IN VOLUME 10, PAGE 91, PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod situated on the northerly right-of-way line of State Highway 359, being the southeasterly corner of Lot 1, Block 1 of Las Blancas Subdivision Unit 2, recorded in Volume 25, Page 104, Plat Records of Webb County, Texas, same being the southwesterly corner of Tract 7 of said Las Blancas Subdivision.

Thence, N00°26'21"W, along the common boundary between said Lot 1 and said Tract 7, a distance of 867.28 feet, to a found ½ inch iron rod being the northeasterly corner of said Lot 1 for the **POINT OF BEGINNING** of this 16.87 acre Parcel and the **southeasterly corner** hereof;

Thence, S89°34'55"W, along the common boundary between said Lot 1 and the southerly line of herein described parcel, a distance of 451.83 feet, to a found ½ inch iron rod, being the southeasterly corner of Lot 2, Block 1 of said Las Blancas Subdivision Unit 2, for an exterior corner hereof;

Thence, N00°24'12"W, along the common boundary between said Lot 2, and the southerly line of herein described parcel, a distance of 302.36 feet, to a found ½ inch iron rod, being the northeasterly corner of said Lot 2, for an interior corner hereof;

Thence, S89°35'48"W, along the common boundary between said Lot 2, and the southerly line of herein described parcel, a distance of 431.67 feet, to a found ½ inch iron rod for a point of deflection hereof;

Thence, S44°34'44"W, along the common boundary between said Lot 2, and the southerly line of herein described parcel, a distance of 28.28 feet, to a found ½ inch iron rod for the **southwesterly corner** hereof;

Thence, N00°26'20"W, with the westerly line of herein described parcel, a distance of 681.97 feet, to a set ½ inch iron rod for the **northwesterly corner** hereof;

Thence, N89°34'55"E, with the northerly line of herein described parcel, a distance of 903.31 feet, to a set ½ inch iron rod for the **northeasterly corner** hereof;

EXHIBIT C

April 25, 2011

Thence, S00°26'21"E, along the common boundary between said Tract 7 and said Tract 6, same being the easterly line of herein described parcel, a distance of 964.45 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds, 16.87 acres of land, more or less.

BASIS OF BEARINGS:

GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 – GRID FROM USGS
CONTROL MONUMENT "CASA"

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

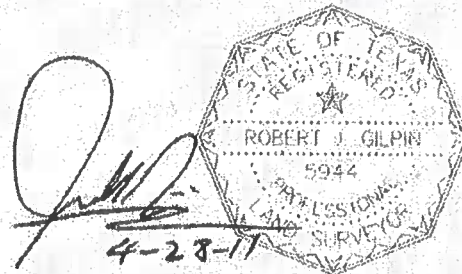
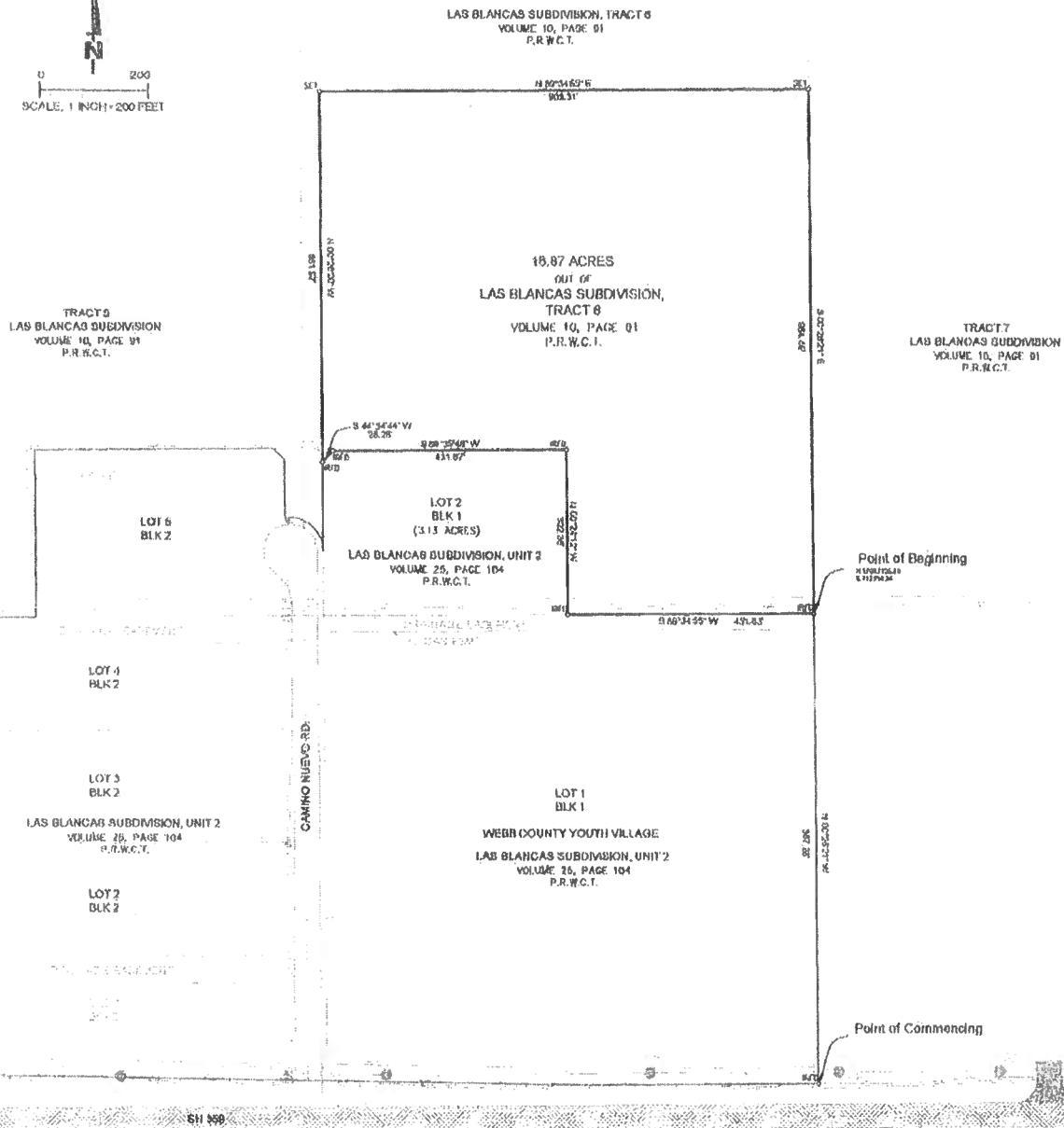
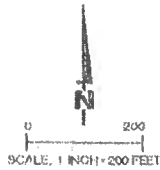


EXHIBIT C

LAS BLANCAS SUBDIVISION BOUNDARY SURVEY

A 16.87 ACRE PARCEL OF LAND

OUT OF LAS BLANCAS SUBDIVISION, TRACT 6, RECORDED IN VOLUME 10, PAGE 91, PLAT RECORDS OF WEBB COUNTY, TEXAS.



BASIS OF BEARINGS:
GPS NAD83/NAVD83 TEXAS STATE PLANE 4205 - GRID FROM USGS CONTROL
MONUMENT "CASA"

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5844, DO HEREBY CERTIFY THIS SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICIAL RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

Robert J. Gilpin
4-28-11



DATE PREPARED	
DRAWN BY	
CHECKED BY	
APPROVED BY	
SHEET NO.	1 of 1

UISD - LAS BLANCAS
LAREDO, TEXAS
16.87 ACRES
SURVEY EXHIBIT

DATE	05/11/11
REVISION	



GILPIN ENGINEERING COMPANY
101 W. HINSHIDE ROAD, S.W. 8
LAREDO, TEXAS 78041
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
P.L. (064) 753-7219
FAX (956) 753-7213

EXHIBIT D

April 26, 2011

**STATE OF TEXAS*
COUNTY OF WEBB*
0.6470 ACRE PARCEL**

LEGAL DESCRIPTION OF A 0.6470 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF LAS BLANCAS SUBDIVISION, TRACT 6, RECORDED IN VOLUME 10, PAGE 91, PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod situated on the northerly right-of-way line of State Highway 359, being the southeasterly corner of Lot 1, Block 1 of Las Blancas Subdivision Unit 2, recorded in Volume 25, Page 104, Plat Records of Webb County, Texas, same being the southwesterly corner of Tract 7 of said Las Blancas Subdivision.

Thence, N42°53'08"W, a distance of 1,338.44 feet, to a set ½ inch iron situated on the westerly line of Lot 2, Block 1 of said Las Blancas Subdivision Unit 2 for the **POINT OF BEGINNING** of this 0.6470 Acre Parcel and the **southeasterly corner** hereof;

Thence along a curve to the left, with a cord bearing N33°08'01"W, a distance of 64.80 feet, subtended by an arc having a radius of 60.00 feet, with the common boundary between said Las Blancas Subdivision Unit 2, and the southerly line of herein described parcel, a distance of 68.45 feet, to a set ½ inch iron rod, situated on the common boundary between Tract 5 of said Las Blancas Subdivision and said Tract 6, for the **southwesterly corner** hereof;

Thence, N00°26'20"W, along the common boundary between said Tract 5 and said Tract 6, same being the westerly line of herein described parcel, a distance of 789.90 feet, to a set ½ inch iron rod for the **northwesterly corner** hereof;

Thence, N89°34'55"E, with the northerly line of herein described parcel, a distance of 35.00 feet, to a set ½ inch iron rod for the **northeasterly corner** hereof;

EXHIBIT D

April 25, 2011

Thence, S00°26'20"E, with the easterly line of herein described parcel, a distance of 681.97 feet, to a found ½ inch iron rod, being the northwesterly corner of Lot 2, Block 1, of said Las Blancas Subdivision Unit 2, continuing with the same bearing along the common division between said Lot 2 and the easterly line of herein described parcel, a distance of 162.44 feet, for a total distance of 844.41 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds, 0.6470 acres of land, more or less.

BASIS OF BEARINGS:

GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 – GRID FROM USGS CONTROL MONUMENT "CASA"

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL


4-28-11



OILPIN ENGINEERING COMPANY
101 W. Hildebrand Road, Ste. 8
Laredo, Texas 78041
TEXAS REGISTERED FIRM F4214

PH. (512) 783-2210
Fax (512) 783-2213

UNITED INDEPENDENT SCHOOL DISTRICT
PUBLIC NOTICE
INVITATION TO BID

BID NUMBER 2026-015 - LAS BLANCAS 20.0647 ACRE TRACT

The United Independent School District (UISD) is accepting sealed bids for the sale of the surface only of real property consisting of two tracts of land and an undivided interest in the surface of a third tract for road purposes. The first tract consists of approximately 3.1305 acres. The second tract consists of approximately 16.8695 acres. The third tract consists of an approximate .06470-acre undivided interest, for a total of approximately 20.0647 acres, located within Webb County, Texas off Texas highway 359 and east of Las Blancas park and more fully described in Exhibits A, B, and C.

SUBMISSION DEADLINE: All bid packages must be completely filled out, with all required supporting documentation uploaded and submitted via the online eBid system, no later than August 14, 2026, prior to 2:00 P.M. (Central Time). Any bid package received after this deadline will be rejected.

HOW TO BID: The property shall be sold through a sealed bid process. Interested parties may download copies of the bid package, instructions, and forms through the UISD Purchasing Department's online eBid system at www.uisd.net/ebid. All bids must be submitted through this eBid system.

PUBLIC BID OPENING: Bids will be publicly opened on August 14, 2026, at 4:00 p.m. CST. Attendees may join in person at the Purchasing Department Conference Room, Service Center Building (3501 E. Saunders, Laredo, TX 78041) or online via Google Meet at <https://meet.google.com/fbg-yode-byt>.

CONTACT INFORMATION: Questions regarding the process for obtaining a bid package and submitting bid documents should be directed to purchasing@uisd.net or via the eBid system at www.uisd.net/ebid. UISD has retained Lula Morales Realty Inc. to assist with marketing; which may be contacted at luismorales@aol.com, (956) 724-9094, or 5615 San Dario Ave., Suite 101, Laredo, TX 78041.

TERMS & CONDITIONS: Bids must comply with the specifications adopted by UISD and outlined in the bid package to be considered. All bids shall be reviewed by the UISD Administration and must be approved by the UISD Board of Trustees before an award is made. UISD reserves the right to reject any and all bids.

EXHIBIT A

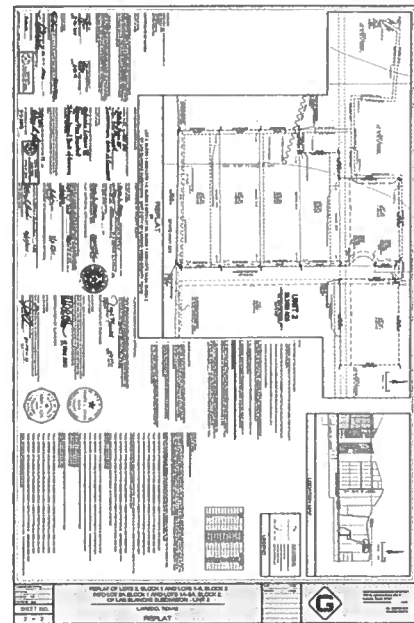


EXHIBIT B

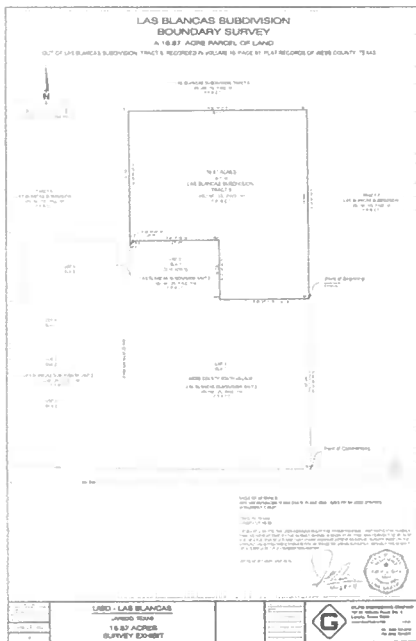


EXHIBIT B

April 25, 2011

STATE OF TEXAS
COUNTY OF WEBB
16.87 ACRE PARCEL

LEGAL DESCRIPTION OF A 16.87 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF LAS BLANCAS SUBDIVISION, TRACT 6, RECORDED IN VOLUME 10, PAGE 91, PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found 1/4 inch iron rod situated on the northerly right-of-way line of State Highway 359, being the southeasterly corner of Lot 1, Block 1 of Las Blancas Subdivision Unit 2, recorded in Volume 25, Page 104, Plat Records of Webb County, Texas, same being the southeasterly corner of Tract 7 of said Las Blancas Subdivision

Thence, N00°26'21"W, along the common boundary between said Lot 1 and said Tract 7, a distance of 867.28 feet, to a found 1/4 inch iron rod being the northeasterly corner of said Lot 1 for the POINT OF BEGINNING of this 16.87 acre Parcel and the southeasterly corner hereof.

Thence, S89°34'55"W, along the common boundary between said Lot 1 and the southerly line of herein described parcel, a distance of 451.83 feet, to a found 1/4 inch iron rod, being the southeasterly corner of Lot 2, Block 1 of said Las Blancas Subdivision Unit 2, for an exterior corner hereof.

Thence, N00°24'12"W, along the common boundary between said Lot 2, and the southerly line of herein described parcel, a distance of 302.36 feet, to a found 1/4 inch iron rod, being the northeasterly corner of said Lot 2, for an interior corner hereof.

Thence, S89°35'48"W, along the common boundary between said Lot 2, and the southerly line of herein described parcel, a distance of 431.67 feet, to a found 1/4 inch iron rod for a point of deflection hereof.

Thence, S44°34'44"W, along the common boundary between said Lot 2, and the southerly line of herein described parcel, a distance of 28.28 feet, to a found 1/4 inch iron rod for the southwesterly corner hereof.

Thence, N00°28'20"W, with the westerly line of herein described parcel, a distance of 631.97 feet, to a set 1/4 inch iron rod for the northwesterly corner hereof.

Thence, N89°34'55"E, with the northerly line of herein described parcel, a distance of 903.31 feet, to a set 1/4 inch iron rod for the northeasterly corner hereof.

EXHIBIT B

April 25, 2011

Thence, S00°26'21"E, along the common boundary between said Tract 7 and said Tract 6, same being the easterly line of herein described parcel, a distance of 964.45 feet, to said POINT OF BEGINNING, containing within these metes and bounds, 16.87 acres of land, more or less.

BASIS OF BEARINGS:
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 - GRID FROM USGS CONTROL MONUMENT "CASA"

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

[Signature]
4-28-11

EXHIBIT C

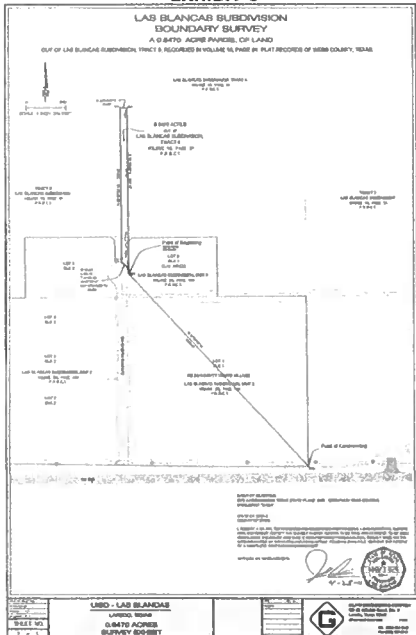


EXHIBIT C

April 25, 2011

STATE OF TEXAS
COUNTY OF WEBB
0.6470 ACRE PARCEL

LEGAL DESCRIPTION OF A 0.6470 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF LAS BLANCAS SUBDIVISION, TRACT 6, RECORDED IN VOLUME 10, PAGE 91, PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found 1/4 inch iron rod situated on the northerly right-of-way line of State Highway 359, being the southeasterly corner of Lot 1, Block 1 of Las Blancas Subdivision Unit 2, recorded in Volume 25, Page 104, Plat Records of Webb County, Texas, same being the southeasterly corner of Tract 7 of said Las Blancas Subdivision

Thence, N42°53'08"W, a distance of 1,338.44 feet, to a set 1/4 inch iron situated on the westerly line of Lot 2, Block 1 of said Las Blancas Subdivision Unit 2 for the POINT OF BEGINNING of this 0.6470 Acre Parcel and the southeasterly corner hereof.

Thence along a curve to the left, with a cord bearing N33°08'01"W, a distance of 84.80 feet, subtended by an arc having a radius of 60.00 feet, with the common boundary between said Las Blancas Subdivision Unit 2, and the southerly line of herein described parcel, a distance of 58.45 feet, to a set 1/4 inch iron rod, situated on the common boundary between Tract 5 of said Las Blancas Subdivision and said Tract 6, for the southwesterly corner hereof.

Thence, N00°28'20"W, along the common boundary between said Tract 5 and said Tract 6, same being the westerly line of herein described parcel, a distance of 789.90 feet, to a set 1/4 inch iron rod for the northwesterly corner hereof.

Thence, N89°34'55"E, with the northerly line of herein described parcel, a distance of 35.00 feet, to a set 1/4 inch iron rod for the northeasterly corner hereof.

EXHIBIT C

April 25, 2011

Thence, S00°26'20"E, with the easterly line of herein described parcel, a distance of 881.97 feet, to a found 1/4 inch iron rod, being the northwesterly corner of Lot 2, Block 1, of said Las Blancas Subdivision Unit 2, continuing with the same bearing along the common division between said Lot 2 and the easterly line of herein described parcel, a distance of 162.44 feet, for a total distance of 844.41 feet, to said POINT OF BEGINNING, containing within these metes and bounds, 0.6470 acres of land, more or less.

BASIS OF BEARINGS:
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 - GRID FROM USGS CONTROL MONUMENT "CASA"

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

[Signature]
4-28-11